



PLANNING COMMISSION

MINUTES

March 10, 2010

7:30 P.M.

**CITY OF FREDERICKSBURG
715 PRINCESS ANNE STREET
COUNCIL CHAMBERS**

COMMISSION MEMBERS

**Roy McAfee, Chair
Dr. Roy Gratz, Vice-Chair
Susan Spears, Secretary
Ricardo Rigual
Edward Whelan, III
Vic Ramoneda
Berkley Mitchell**

CITY STAFF

Ray Ocel, Director of Planning

1. CALL TO ORDER

The March 10, 2010 Planning Commission meeting was called to order at 7:30 .m. by Chairman Roy McAfee.

2. PLEDGE OF ALLEGIANCE

3. ADOPTION OF MINUTES

- December 9, 2009 Planning Commission Work Session Minutes were approved and adopted as submitted.
- The January 27, 2010 Planning Commission Minutes were approved and adopted as submitted.

PRESENTATIONS

- ### **4. Regional Land Use Scenario Planning Study - Fredericksburg Area Metropolitan Planning Organization (FAMPO).**

Mr. Andy Waple of FAMPO and Mr. D. White of Kimley-Horn provided a PowerPoint presentation (Attachment A).

- ### **5. Status Report on the Heritage Trail Project – Doug Fawcett, Director of Public Works.**

Mr. Fawcett directed Commissioners' attention to a map depicting the proposed trail and provided a brief discussion of recent accomplishments and future plans for the Rappahannock River Heritage Trail.

Mr. McAfee explained that Commissioners would publicly hear the next two public hearing items (Item 6 and Item 7) and a vote taken after their respective public hearing has closed, in order to move the process forward more quickly.

PUBLIC HEARING ITEMS

6. **STPN2010-01:** Site Plan for McDonald's - 1214 Jefferson Davis Highway. Proposed new construction of a McDonald's Restaurant at 1214 Jefferson Davis Highway, Zoned C-H. The existing restaurant, located on Tax Map 186-50, will be demolished and a new 3,899 square foot restaurant with associated parking will be constructed.

Mr. Kevin Utt presented the application and distributed an updated site plan to Commissioners.

Mr. Whelan noted that at the proposed North entrance off Jefferson Davis Highway that the median appears to end. He suggested there be signage installed that indicates this to be a right hand turn only area due to potential safety concerns.

Mr. Ocel noted that the entrance, which Mr. Whelan referenced, was looked at by staff during Phase I of the Eagle Village Project but that this particular entrance would be *addressed* during Phase II of the Eagle Village Project.

Mr. Eric Miller, applicant/owner, said he believes this rebuild to be necessary and asked for the Commissioners' favorable vote.

Mr. Mitchell asked what the impetus is for this project.

Mr. Miller said they needed a more contemporary appearance and the ability to handle a larger volume of customers. He said the building will be brought up to better standards and believes that the project is a good fit with the new Eagle Village project.

Mr. McAfee noted that he had attended the preliminary plan conference for this project at which time the applicants had proposed only one entrance. Suggestions were made during that meeting to provide additional ingress/egress and he said he was delighted to see that those suggestions were incorporated into the final plan.

Reverend Joseph Henderson – 1004 West Kensington Circle, 22401, said this establishment has continued to be a good neighbor and has employed many local citizens and urged the Planning Commission and the City support the proposed special use permit request.

There was no additional public comment.

Mr. McAfee closed the public hearing on this item.

Mr. McAfee called for the vote.

Mr. Rigual made a motion to approve the site plan for McDonalds to be located at 1214 Jefferson Davis Highway.

Mr. Whelan seconded the motion.

Motion carried by a unanimous vote of 7 – 0.

7. **SUP2010-01:** Stacy Swartling - Special Use Permit request in order to erect a free standing sign at the property located at 431 Progress Street. The property is zoned CT, Commercial Transitional which requires a special use permit in order to erect a free standing sign. The property is designated as Transitional/Office on the Future Land Use

Map found within the 2007 Comprehensive Plan.

Mr. Ocel presented the application. He said that Division 3, Section 78-81 of the Zoning Ordinance permits freestanding signs in the Commercial Transitional (CT) District by Special Use Permit. Stacy Swartling has submitted an application to erect a freestanding sign to provide identification for her law practice located at 431 Progress Street.

The applicant's property is situated in an area made up of properties that are zoned CT and improved with buildings that have been converted from single family houses to various commercial uses with a few exceptions where houses are still used for residences on the street. The PNC bank is located across Progress Street from the subject property.

Special use permits for signs in the CT district are evaluated utilizing the criteria contained within Section 78-81(3)(h) of the Zoning Ordinance and they include:

1. **Be low-profile, monument-type signs whose design, material, colors and lettering are compatible and harmonize with the main building on the site;**

The proposed sign has a white background and will be compatible with the white cottage style building.

2. **Be set back at least ten feet from all property lines and located in a manner that shall not cause a pedestrian or vehicular traffic hazard;**

The low profile sign will be setback 10 feet from the front property line and approximately 18 feet from the left side property line as shown on the site plan.

3. **Not exceed 30 square feet of signage area if identifying one or two businesses on the site, or 40 feet if identifying more than two businesses on the site;**

The sign is 10" feet tall by 21" wide which equates to approximately 2 square feet.

4. **Not exceed five feet in height above ground level;**

The proposed sign is 5' in total height from ground level.

5. **Only be illuminated by ground lights, directed solely at the sign in a manner that does not illuminate surrounding areas, or by low-wattage internal lighting; and**

The sign is not illuminated.

6. **Be appropriately landscaped with shrubs and/or plants.**

All freestanding signs in the City are required to be landscaped around the foundation of the sign and this plan will be provided with the sign permit application.

Mr. Ocel said this application meets all of the above requirements and Staff recommends approval of the Special Use Permit by the Planning Commission with the following condition:

- That the applicant be required to provide plantings of an appropriate nature to provide year round visual interest. Plantings shall be installed within 30 days of erecting the sign, or as soon as feasible thereafter, given the time of the year.

Dr. Gratz clarified the size of the sign to be 10" x 21".

Mr. Herlong, Herlong & Associates, 1009 Prince Edward Street, represented the applicant. He said that this application had been hurried and, therefore, there may be a few minor modifications to the sign such as adding a logo or the shape of the sign and he said that although the sign is going to be an 8 square-foot double sided sign, as proposed, that he would like any motion by the Commission to include allowing them to be able to change the shape or "content" of the sign, such as adding a logo or something similar.

Mr. Herlong also voiced his frustration regarding the lengthy special use permit process for something as simple as a small free-standing sign and noted that this process puts a burden on small business owners. He suggested that perhaps the City could look into a way to streamline the process so that it would not cost potential businesses unnecessary time and money to operate within the City.

Mr. Rigual asked Mr. Herlong if the size of the sign would remain the same as the application states.

Mr. Herlong said this is correct. He said the sign will be 8 square feet/double sided and perhaps the shape may change a bit to accommodate the logo and/or content of the sign.

Mr. McAfee asked Mr. Ocel to clarify whether the Planning Commission must act on what was actually submitted with the application.

Mr. Ocel said the Commission has the ability to make amendments as long as it meets requirements.

Ms. Spears made a motion to recommend approval of the special use permit to include the landscaping condition outlined in the staff report and to include Mr. Herlong's request that the motion indicate the eight square foot, double sided sign may be of a slightly different shape and/or contain slightly different content than that which was submitted with the original application.

Mr. Whelan seconded the motion.

Motion carried by a unanimous vote of 7 – 0.

- 8. SUP2010-02:** Johnson Development Associates, Inc. (The Haven) – Special Use permit request in order to construct 232 Multi-family residential units for lease located off of Gordon Shelton Blvd. directly behind the existing Virginia Credit Union within the Celebrate Virginia South development area (TM-312-A-P6). The property is zoned PD-C, Planned Development-Commercial, which requires a special use permit in order to construct residential uses. The property is designated as Planned Development-Commercial on the Future Land Use Map found within the 2007 Comprehensive Plan.

Mr. Ocel presented the application. He said Johnson Development Associates of South Carolina is the applicant requesting a special use permit to construct 232 apartment units on approximately 13.46 acres of land that is located west of Gordon Shelton Blvd. in the Celebrate Virginia South (CVS) development. Please see the color aerial plan showing the setting of the project within the surrounding area. The property is vacant and void of any mature vegetation.

The property is zoned PDC, Planned Development Commercial which permits the construction of residential units with the issuance of a special use permit. The PDC district regulations permit a density of 24 units per acre. A maximum of 10% of the total land area of the district may be developed for residential units. The CVS total land area equals 541 acres and 10% of this area is 54.1 acres. Therefore, the maximum allowable density in this area is equal to 24 units per acre. The project area under review encompasses 13.46 acres or 2.5% of the overall CVS land area. The project density is 17.25 units per acre. The only other residential component contemplated

for CVS at this time is in the Kalahari project. There are a number (exact number undetermined at this time) of residential units that will be included in that project and based upon the above calculations; there is more than an adequate amount of land available to accommodate the residential component of the Kalahari project.

Special use permits are evaluated utilizing the criteria contained within section 14-704 of the Zoning Ordinance and they include:

- (a) The proposed special use at a specified location shall be:
 - (1) In harmony with the adopted comprehensive plan;
 - (2) In harmony with the purpose and intent of the zoning district regulations;
 - (3) In harmony with the existing uses or planned uses of neighboring properties.
- (b) The proposed special use and related improvements shall be designed, sited, landscaped and otherwise configured such that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring or community land and structures, or impair the economic, social or environmental value thereof.

(a) (1) In harmony with the adopted comprehensive plan.

The future land use map contained within the Comprehensive Plan designates this property as planned development/commercial. The surrounding properties are all designated in the same manner with the exception of the vacant 120 acre parcel directly to the south which is designate planned development/missed use. The property lies within Land Use Planning Area 1: Celebrate Virginia.

The Key Issues for this Area, which includes the applicants' property, are as follows:

Key Issues

- Integrate the Celebrate Virginia tourism campus with natural and historic attractions
- Protect the Rappahannock River and scenic vistas
- Protect environmentally sensitive areas such as floodplains and resource protection areas
- Protect historic sites
- Develop greenways and nature trails
- Improve access to the planning area from Interstate-95
- Enhance this highly visible gateway, which is a first impression to travelers driving south on Interstate-95.

All of these issues are relevant to the overall project but not directly to the applicants' 13 acre project. There are identified historic resources to the north of this area but does not include the applicants' area.

The Plan does not provide specific recommendations for this area, but again, the recommendations are appropriate for the overall 500+ acre property and they are in one way or another being addressed/pursued by the City or the Silver Company.

The applicant addresses the projects compliance with the Comprehensive Plan on pages 7-10 in the application. While most of the goals cited relate to existing neighborhoods, some of the goals listed are applicable to the project such as Neighborhoods Policy #4, #8, #9 and #10 listed on page 8 and 9; Housing goals #2 and #4 found on page 9 and policies #4, #9 and #12 found on pages 9 and 10.

While this apartment project does not meet the housing goal and policies related to promoting homeownership, the project will provide another variety of housing opportunities in the City in terms of the type of housing, the price of the housing that fits within the character of the community (CVS and Central Park).

Chapter 13: Housing also addresses gated communities. Policy #13 states that: **Do not allow development of gated communities with controlled access.** The applicant proposes to install a gate to restrict access to the apartment units but the public areas towards the front of the development will remain open to all residents and visitors. Although the applicant attempts to address this issue in a reply letter dated March 1st pages 1-4, it is the staff's recommendation that the project, if approved, not include this controlled access to be in compliance with the Comprehensive Plan. The applicant lists a few projects in the City that include controlled access, but those projects were approved long before the current Plan was adopted in 2007. Those projects, along with the then proposed controlled access in the Kensington Manor subdivision, which was not approved, were the examples cited during the development of the Plan that contributed to inclusion of the language to prohibit controlled access communities.

(a) (2) In harmony with the purpose and intent of the zoning district regulations.

The intent section of the PDC district states that the district is established to provide locations for a full range of retail commercial and service uses which are oriented to serve a regional market area. The district also provides for planned employment centers with offices and professional business uses. The district should be located adjacent to major transportation arteries, with development encouraged in centers planned as a unit.

The corresponding uses permitted by right and by special use permit are listed because they contribute towards meeting the intent of the district. Residential uses with a density of up to 24 units per acre is included within the special use list because it was realized that such a use can be appropriate in certain locations to support and compliment the commercial uses in the district.

It is conceivable that the subject property can be developed with either commercial or residential uses but a residential use at this location would be appropriate given its proximity/access to Gordon Shelton Blvd. and the surrounding existing and future commercial uses that are easily accessible by foot, bicycle or car. A residential component of the overall CVS project provides a mix of uses that are important to the overall development health of the area.

(a) (3) In harmony with the existing uses or planned uses of neighboring properties.

The existing land uses in this area of the City and in the CVS and in Central Park are oriented towards commercial uses. At the present time, a financial institution and an office building are located east of the project site. The closest residential uses are located on the east side of I-95 and the Riverside Manor townhouse development to the west.

The future land use map contained within the Comprehensive Plan designates this property as planned commercial as is all of the land to the east and west. The river is located on the northern boundary and Central Park is located to the south. The 120 acre property located southeast of the subject property is designated as Planned Development/ Mixed Use. No new projects are proposed in the area at this time as Central Park is essentially built out and the CVS property has no pending applications. However, the Kalahari project is still progressing towards submission of plans and may be the next development application in the area. It is not anticipated that the existing land uses in the area will change appreciably in the near future.

(b) The proposed special use and related improvements shall be designed, sited, landscaped and otherwise configured such that the use will not hinder or discourage the

appropriate development or use of adjacent, neighboring or community land and structures, or impair the economic, social or environmental value thereof.

Development of the property as proposed should not hinder development elsewhere in the area. The applicant notes on page 4 of the application, that the architectural features of the buildings will include the use of hardiplank siding, highly detailed pilasters, cornice detail, palladium windows, screen porches, stacked stone columns, stacked stone exterior walls details, stamped concrete sidewalk transitions, and aprons, accent lighting, On the exterior with custom cabinetry, and extensive finish mill work throughout the interior. (see page 5 of 10 and the building elevations under the exhibits tab of the application.

The application states that the project will be an upscale development. The project includes 110 one bedroom units; 110 two bedroom units and 12 three bedroom units. All first floor units are designated as adaptable units which means they can easily be converted to fully accessible units for the handicapped. Five units in the development will be constructed as fully accessible and are considered handicapped accessible.

The buildings will consist of building materials similar to the units in Idlewild and the Preserve at Smith Run so if the application is approved, a condition stating that these materials be used should be included. One means of ensuring that the buildings will be an upscale type unit is to require the use of better materials used to construct the buildings. This continues to be a major issue in the City as approximately only one-third of the housing stock is owner occupied. The Comprehensive Plan also addresses this disparity in several places and the applicant should provide a means to ensure that this community will remain an upscale, for lease, project as opposed to being a typical rental apartment community.

The layout of the project is a fairly typical of multi-tenant residential buildings. The project will be accessed by an existing four lane divided road that intersects with Gordon Shelton Blvd. At this time, this intersection is not signalized but will be in the future when traffic demand requires it. At this time, the existing credit union also has access to the four lane road by the way of an existing access road that runs between this project and the credit union.

The site is arranged in a manner that locates parking areas primarily around the perimeter of the property with the buildings being located centrally. All of the buildings are connected to one another and the parking lots by pedestrian walkways. In addition, nine parking garages are also provided around the perimeter of the property and includes 393 parking spaces overall exceeding the minimum required of 369 parking spaces. The additional spaces can be used for visitor parking. The lodge building and the pool are located towards the front of the project and are easily accessible to all residents.

Staff requested that a lighting plan be submitted to support the application and a preliminary lighting plan was submitted. As the plan notes, the lighting locations are subject to change once the final site plan is submitted. The lighting plan shows the location of the parking lot lighting although it is somewhat difficult to see on the plan. The lights are around either side of the parking areas by a small dot. These are individual pole lights with acorn type light fixtures. The individual buildings will most likely have lights attached to the buildings (wall packs) for additional lighting. Staff will review the final lighting plan when the site plan is submitted for approval, contingent upon the special use permit being approved.

Exhibit B, the color concept plan found within the application materials also shows the preliminary location of the stormwater management facilities. Staff requested that the applicant use low impact development facilities to meet its stormwater management requirements and the applicants civil engineer responded in the March 1st reply letter that the facilities shown on the plan are designed as biofiltration areas that are consistent with low impact development practices. (See page 8 of 9 of the March 1st reply letter) Therefore, the project is being designed

to have 100% stormwater treatment by low impact development practices with no traditional stormwater management ponds being used.

Staff requested that a traffic impact analysis (TIA) be conducted and submitted as part of the application. (See attachment 3) A limited traffic impact analysis was conducted by Wells and Associates, a firm that has conducted many of the traffic impact analysis for CVS as the project continues to move forward and uses change. The main emphasis of the study was to determine the traffic impacts upon the intersections of project to the access road; the intersection of the four lane access road and the adjacent secondary access road and the intersection of the four lane access road and Gordon Shelton Blvd. to determine any needed improvements to these intersections such as lengthening turn lanes, installing turn lanes and intersection signalization. (See figure 3 contained within the TIA)

While staff has noted a few minor discrepancies in the report, the conclusion found on page 9 derived from the study, appears to be supported by the data and assumptions. Therefore, it appears the existing road infrastructure is adequate to accommodate the projected traffic from the 232 residential units.

Staff requested that a fiscal impact analysis be submitted as part of the application. The objective of the analysis is to estimate the fiscal impact of the proposed project on the City to determine if the project will positively or negatively impact the City's finances as well as its ability to provide basic services. Mr. Ocel said that he continues to work with the Assistant City Manager to determine the fiscal impact of this project and will report to the Commission further findings.

As with similar type projects, it is anticipated that the 232 units will be occupied by family's with school age children. Out of the 232 units, 122 of the units will contain 2 or 3 bedrooms. When the DeJong School Enrollment Study was conducted in 2003 to assist in determining the proper size of the new high school and upper elementary schools, it included current student enrollment and projected enrollment. The projected enrollment numbers were in part, derived from future residential projects. Since a residential component of CVS was not factored into this school plan, staff has requested that the school system provide input on this project and the anticipated number of school age children it anticipates being generated from a project this size, any impacts and how to address them. Staff will report on this at the Planning Commission meeting.

Mr. Ocel said that staff recommends that the Planning Commission hold its public hearing and that staff will update the Commission on the items noted above and then provide the Commission a recommendation and any conditions for the March 31st meeting.

Dr. Gratz noted that the traffic study had made mention about senior housing in this area and he questioned if this area is heading to more of a residential component than a commercial one.

Mr. Ocel said that the residential component was originally discussed in the beginning of the Celebrate Virginia South project, as a whole.

Mr. Rigual questioned the need and availability of another rental housing project.

Mr. Ocel said one needs to look at the uniqueness of this project. He gave examples of other rental projects in the area (Cobblestone, etc.).

Dr. Gratz noted that staff recommends no gated or controlled access communities but that the applicant wants this project to be gated. He asked if not allowing the gated or controlled access would cause the project to fail.

Mr. Ocel said the Comprehensive Plan specifically speaks against gated or controlled access neighborhoods.

Ms. Spears reminded Commissioners that the City did not believe it was a good idea to allow the Kensington neighborhood to be a gated community at the time.

Mr. Scott Little, Director of Development for Celebrate Virginia South, Silver Companies, 1201 Central Park Boulevard, Fred., VA 22401 provided a PowerPoint presentation of the overall project. He said that there is no residential component associated with the Kalahari project. Approximately, 5% of the Haven units will be handicap accessible, and that this is a unique project in that it will be a sophisticated resort-type quality project with many amenities. He also addressed the Gated Access/Controlled access which is planned for the development and asked that the Planning Commission consider that the Comprehensive Plan was finalized in 2007 and that the proposed project is very unique to the area as it will be surrounded by commercial uses. He said this development is not like the Kensington neighborhood, which had originally proposed a gated community in that Kensington is a single-family development, surrounded by residential uses.

Dr. Gratz asked how many of the other "Haven" projects are in high density commercial areas.

Mr. Ben Graves, (applicant) Johnson Development Group, said that the majority of similar projects are located in commercial areas and that there is a walkability/pedestrian friendly factor, where residents are able to shop, walk to doctor appointments, etc.

Mr. Mitchell asked about the projected rental costs.

Mr. Ben Graves said the proposed breakdown of costs are: \$925/\$950 for a one bedroom; \$1,150 for a two-bedroom; and \$1,325/\$1,350 for a three-bedroom, approximately.

Mr. McAfee noted that the map distributed to Commissioners only shows one connection to the outside community.

Mr. Little explained the layout and indicated that they wanted to ensure the sidewalks actually lead somewhere and not just end/dump into a parking lot.

Mr. Whelan said he believed the residential component in Celebrate Virginia is about 10 years too late and voiced concern about where the garages are to be located.

Mr. Ben Graves said the grade separation will help with the aesthetics and that the photo also does not demonstrate landscaping that is proposed, which should also help and will be included during site plan submission.

Mr. Chris Homing, Silver Companies, noted that the Eagle Village project has similar reasons for controlled access.

Mr. McAfee addressed controlled access/gated access. He reiterated that the Comprehensive Plan is very clear when it states that there will be no gated communities and that the purpose of the Comprehensive Plan is to be used as guidance when planning for the City's future.

Mr. McAfee said he had some concerns as well with the Fiscal Impact Analysis and that he would like to have had the opportunity to direct questions to Mr. Fuller.

Mr. Little said he would gladly take any questions the Commissioners have to Mr. Fuller and provide a report back to them prior to the next meeting.

Mr. McAfee noted that on page 4 of 10, paragraph 3 in the Narrative portion of the application's supporting documentation says opportunities for shared parking are created. He asked Mr. Little for an explanation of what they mean by shared parking.

Mr. Little said he would need to get back to Commissioners on this question.

Mr. McAfee also noted that on page 5 of the Narrative it says there will be custom cabinetry and extensive finish mill work throughout indoors and out and asked for a more detailed explanation.

Mr. Little said that all units will consist of crown molding, cabinetry, full sized washer/dryer in a separate laundry room with a door, Hardi-plank siding and be better quality units than most folks are used to.

Mr. McAfee opened the floor for public comment.

Reverend James Akord – 1420 Central Park Boulevard, 22401 spoke in favor of the project and said he believes it would enhance the area.

Reverend Ralph Thomas, 433 Deerwood, 22401, spoke in favor of the project and noted it will provide jobs as well as affordable housing for current City residents.

Reverend Joseph Henderson, 1004 West Kensington Circle, thanked the applicants for their detailed presentation and urged Commissioners to support the project. He said he believes this gated community falls within the uses for this area, that it provides affordable housing and he asked that the City be "practical" with regard to the number of school age children that may come to this project in that they more than likely will be children already in the current City school system. He also noted that the walkability factor this project provides would make living there safe and convenient for the residents.

9. **Historic Preservation Plan** – To solicit public comment on the draft 2010 Historic Preservation Plan. The Plan provides goals and initiatives for the identification, protection, and interpretation of historic buildings, districts, structures, and sites in the City. In conjunction with Chapter 12: Historic Preservation found within the 2007 Comprehensive Plan, the Preservation Plan will assist in continued identification and protection of historic resources to maintain a vibrant community that retains its character and provides for long term economic growth.

Mr. Ocel said the purpose of bringing this item before the Commission this evening is to solicit public comment.

Mr. McAfee opened the floor for public comment.

Ms. Kerri Barile - 3004 Normandy Avenue, 22401, said she has been a task force member for three years and is happy to see the final document becoming a reality. She asked Commissioners to vote favorably on the proposed Plan.

Mr. Shawn Marone - 3004 Normandy Avenue, 22401, also spoke in support of the proposed Preservation Plan. He also endorsed the Plan on behalf of HFFI, as their Executive Director.

Mr. Andrew Decey, 1813 Washington Avenue, 22401, commended staff and the Task Force for all their hard work in developing the Plan.

Mr. Drew Ratkey, Student at the University of Mary Washington, urged the City to accept the proposed plan and stressed the importance of protecting our resources.

There were no further public comments.

Mr. McAfee left the public hearing open on this item to allow for further comment from the public.

Ms. Susan Spears said it was a pleasure working with the Task Force and that she is looking forward to the process moving forward.

OTHER BUSINESS

10. Planning Commissioner Comment

Mr. Rigual said he would like to have an additional work session on the Preservation Plan prior to the second meeting in March.

Mr. Ocel said he would e-mail Commissioners possible meeting dates the following day and set up the work session from there.

11. Planning Director Comment

Mr. Ocel informed commissioners of recent City Council action that included the infill regulations text amendment, which was first read on March 9, 2010.

Mr. Ocel distributed a memo from the City Attorney and accompanying Resolution, which directs the Planning Commission to prepare an amendment to the Comprehensive Plan (2007) for the relocation of Fire Station 1 to the general location of the Princess Anne Street corridor.

ADJOURNMENT



Roy McAfee, Chair

General Overview (was an insert to the Spotsylvania County Board Agenda)

FAMPO and Kimley Horn and Associates, Inc. will be presenting an overview of the George Washington Region regional scenario planning study. In general, scenario planning helps communities plan for growth by quantifying and qualifying policy decisions in outputs that are easily understood and measured by participants. A primary focus of this scenario planning study is transportation. The process is intended to create a dialog among the region's leaders and citizens about how the region should grow and how needed transportation infrastructure should be provided. The scenario planning study will include FAMPO/GWRC staff, the public, institutions, county staff, and elected and appointed officials. Today, the George Washington Region is among the fastest-growing in Virginia. With more than 310,000 people living in the region, it is one of the Virginia's more populous areas. Having seen nearly 400-percent population growth since 1960, the Region is expected to remain among the fastest growing in Virginia.



REGIONAL LAND USE SCENARIO PLANNING STUDY

FREQUENTLY ASKED QUESTIONS

1. WHAT IS A REGIONAL SCENARIO PLANNING STUDY?

A Regional Scenario Planning Study is a planning process designed to explore alternate futures for a specific geographic area. Along those lines, the Regional Scenario Planning Study in the George Washington Region will create an open, honest, and understandable dialog on growth in the region. It will focus first on whether or not growth will occur in the region, and then on how future growth will manifest itself and what effects it will have on supporting infrastructure, quality-of-life, and concerns for the natural environment. Several alternatives for the future will be considered in the planning study, which will highlight the tradeoffs associated with competing growth patterns and intensities. Through careful evaluation and deliberate consensus-building, the lessons learned from studying several alternative futures will come together into a vision and set of strategies intended to guide regional policy and decision-making related to new growth and anticipated changes in the region.

2. WHAT IS SCENARIO PLANNING AND WHO IS USING IT?

Scenario planning provides a forum, process, set of tools, and measurable outcomes for communities of all sizes to contemplate future possibilities. Scenario planning processes use quantitative and qualitative measures to help decision-makers understand the effects of their growth choices on a wide range of community assets, including transportation, schools, utilities, and natural and open spaces. The typical scenario planning process compares a "trend" development pattern (i.e., business-as-usual) against one or more alternative development patterns being contemplated for a town, city, or region.

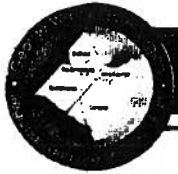
Scenario planning processes are widely used in communities ranging from small, newly incorporated towns to large regions. Towns, cities, counties, and regions throughout the country are using scenario planning to develop comprehensive plans, small area plans, corridor studies, regional land use studies, long range transportation plans, growth strategies, and fiscal impact studies. Large regional scenario planning studies, like the one that is being undertaken for the George Washington Region, are currently underway in Atlanta, GA, Nashville, TN, Memphis, TN, Charleston, SC, and Durham, NC.

3. WILL RECOMMENDATIONS FROM THE REGIONAL SCENARIO PLANNING STUDY IMPACT LOCALLY-ADOPTED PLANS AND ORDINANCES?

The Regional Scenario Planning Study is not intended to replace locally-adopted plans or ordinances in the five localities of the George Washington Region — Spotsylvania County, Stafford County, King George County, Caroline County, and the City of Fredericksburg. Instead, it will evaluate the effectiveness of local plans and ordinances to protect each community's stated vision and values toward development; as well as evaluate the cumulative impacts of local land use decisions on the region. A general framework plan for the region and supporting strategies (i.e., best management practices) presented in the final regional scenario planning report will be available as a resource for local governments as they contemplate future updates to their locally-adopted plans and ordinances.

4. DOES THIS STUDY REPLACE THE STATE OF THE REGION REPORT COMPLETED IN JUNE 2007?

No, the Regional Scenario Planning Study will not replace the State of the Region Report completed in June 2007. The State of the Region Report is updated periodically to reflect current conditions in the region and their effects on anticipated future trends. Data from the State of the Region Report will be important to the Regional Scenario Planning Study. Specifically, the Regional Scenario Planning Report will build on the findings, analyses, and projections contained in the State of the Region report and develop alternate future growth scenarios for the region and examine their effects on communities, the natural environment, and infrastructure.



FREQUENTLY ASKED QUESTIONS

5. WHAT IS THE REGIONAL SCENARIO PLANNING STUDY'S DURATION?

The study is expected to be undertaken and completed within a 12- to 18-month period.

6. HOW CAN I GET INVOLVED IN THE REGIONAL SCENARIO PLANNING STUDY?

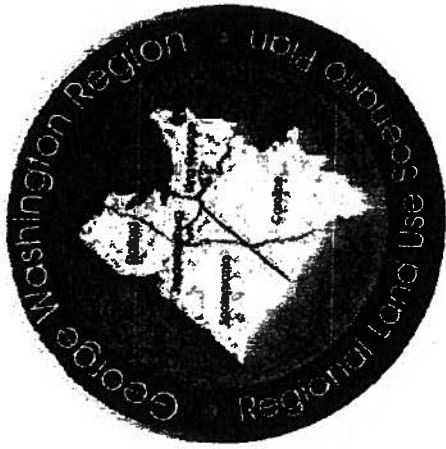
There will be two rounds of public workshops conducted as a part of the planning process. Workshops will be conducted at locations throughout the region so that it is more convenient for people to participate. To stay tuned into the planning process check the project website frequently for upcoming workshop dates, locations, and topics. Other involvement and informational opportunities will include the frequent project updates provided at regularly occurring George Washington Regional Commission Board and Fredericksburg Area Metropolitan Planning Organization Policy Committee meetings in addition to published materials available on the project website (<http://www.fampo.gwregion.org/>)

7. HOW CAN I STAY INFORMED ON THE REGIONAL SCENARIO PLANNING STUDY?

Information on the Regional Scenario Planning Study will be disseminated at several events held in each of the five localities and globally using various media resources. The latest project information as well as a list of upcoming events can be found at <http://www.fampo.gwregion.org/>.

8. WHO CAN I CONTACT WITH MORE QUESTIONS?

Questions about the Regional Scenario Planning Study should be directed to staff at the Fredericksburg Area Metropolitan Planning Organization or the George Washington Region Commission. Ms. Marti Donley at the Fredericksburg Area Metropolitan Planning Organization can be contacted at (540) 373-2890 for more information.



REGIONAL LAND USE SCENARIO PLANNING STUDY

OVERVIEW



Context

Building on the 2035 Long Range Transportation Plan & the 2005 ULI Regional Land Use Study*

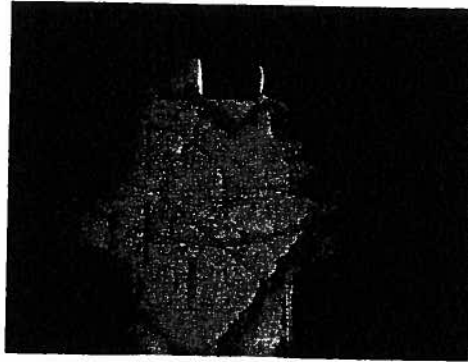
Scenario 1: Stay the course. No change in land use policy. No new transportation funds. Expend funds and serve only portion of all regional needs.

Scenario 2: Identify and secure additional funding. No change in land use policy. Expend additional funds and serve a larger portion of the region's needs.

Scenario 3: Identify and secure additional funding AND examine alternative land use policies to promote more compact growth. Expend additional funds and moderate future demand so as to better align funding availability and need.

The Region at a Cross-Roads

- Rapid and decentralized growth
- Significant land available for development
- Regional and local interests
- Inadequate revenue to meet needs



*Sponsored by the Greater Frederickburg
Regional Chamber of Commerce



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Presentation Overview

- What is scenario planning?
- Why do it?
- Who is involved?
- How does the process work?
- What do I get?
- Frequently Asked Questions

Scenario Planning Basics

What is scenario planning?

Scenario planning is a process that relies on a set of tools and inputs to create measurable outcomes for communities of any size to contemplate future options on growth and maturation. Regionally, scenario planning can be applied and bring value to the following:

- Strategic Development Plans
- Long Range Transportation Plans
- Prioritization of Capital Improvements
- Growth Audits

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Regional Planning

Why do scenario planning?

- Lets participants explore the "what if's" of the region's future
- Allows people to understand and consider the tradeoffs between different growth scenarios and policy decisions
- Provides a forum to reframe ideas and questions on growth
- Provides the information to help answer the what, where, when and how growth should occur to meet a shared vision

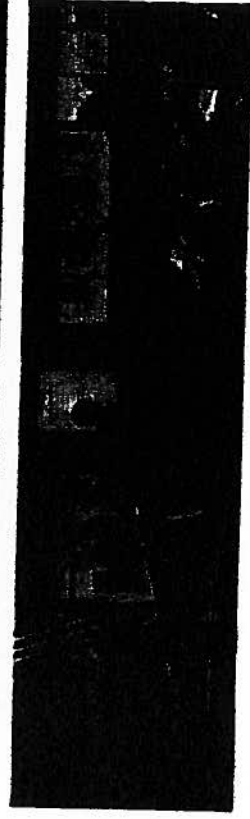
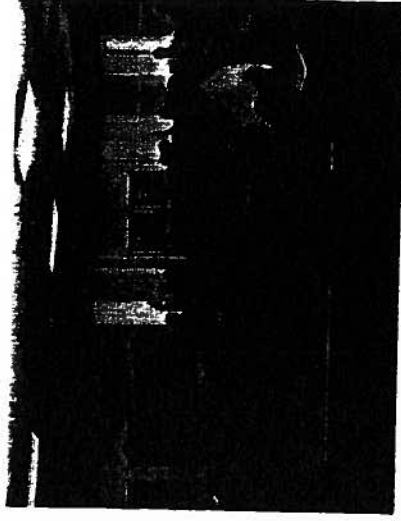


"We cannot solve our problems with the same thinking we used to create them."

-- Albert Einstein

Outreach and Coordination

- Kick-off meeting with local jurisdictions
- FAMPO Policy Committee meetings
- GWRC Board briefings
- CAO coordination meetings
- Study advisory committee
- Focus group meetings
- Sub-region citizen workshops
- Project website



Study Participants

Regional Agencies/Institutions

- Fredericksburg Area Metropolitan Planning Organization
- George Washington Region Commission
- Rappahannock Economic Development Corporation
- Rappahannock River Basin Commission
- Fredericksburg Regional Commerce
- GWRC Green Government Commission
- Mary Washington University

Local Jurisdictions

- Spotsylvania County
- Stafford County
- King George County
- Caroline County
- City of Fredericksburg
- Town of Port Royal
- Town of Bowling Green

Commonwealth of Virginia

- Virginia Department of Transportation (VDOT)
- Department of Rail and Public Transit (DRPT)

Public Utilities

- Dominion Virginia Power
- Rappahannock Electric Cooperative
- Verizon of Virginia
- Columbia Gas of Virginia

Focus Groups Participants

- Virginia Economic Development Partnership
- Fredericksburg Regional Alliance
- Local Real Estates Experts
- Local Developers

U.S. Government/Military Installations

- Federal Transit Administration (FTA)
- Federal Highway Administration (FHWA)
- National Park Service
- Marine Corps Base Quantico
- Fort A.P. Hill
- Dahlgren Naval Surface Warfare Center



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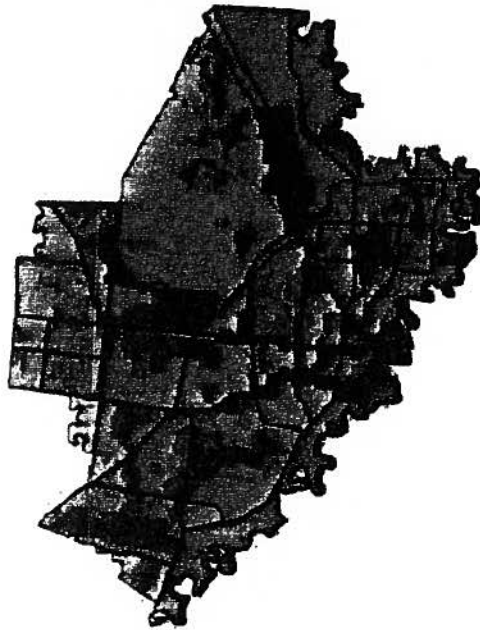


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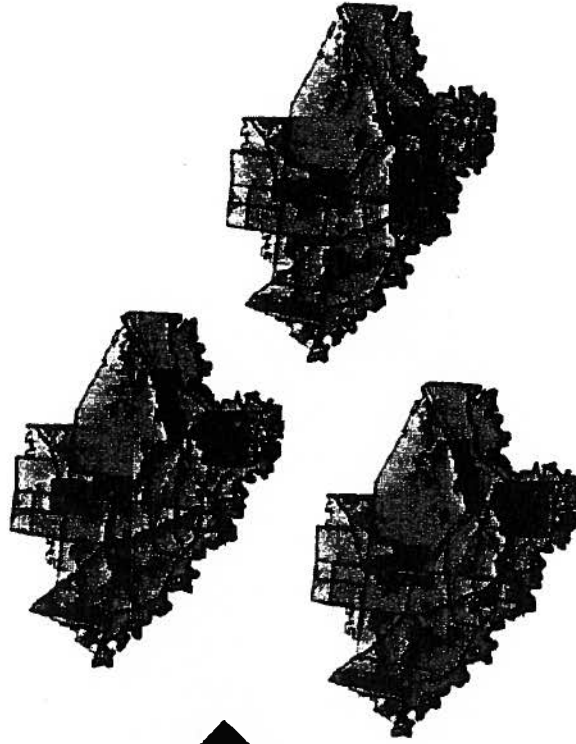
Study Process

Stakeholders consider plausible futures for the region assuming a pre-defined planning horizon.

"Base Year"




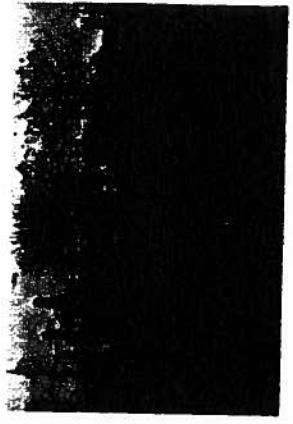
"Future Year Alternatives"







Participants evaluate different growth alternatives and discuss the region's vision related to new growth and anticipated changes in the region.


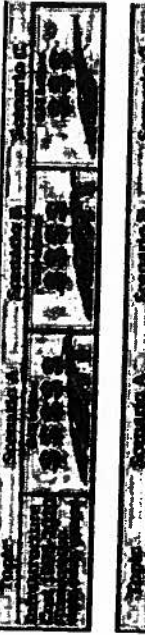


Study Outcomes

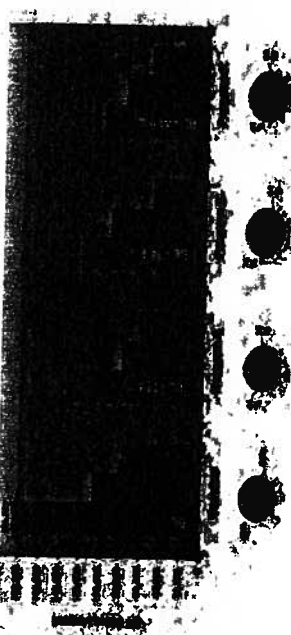
Evaluation of scenarios...

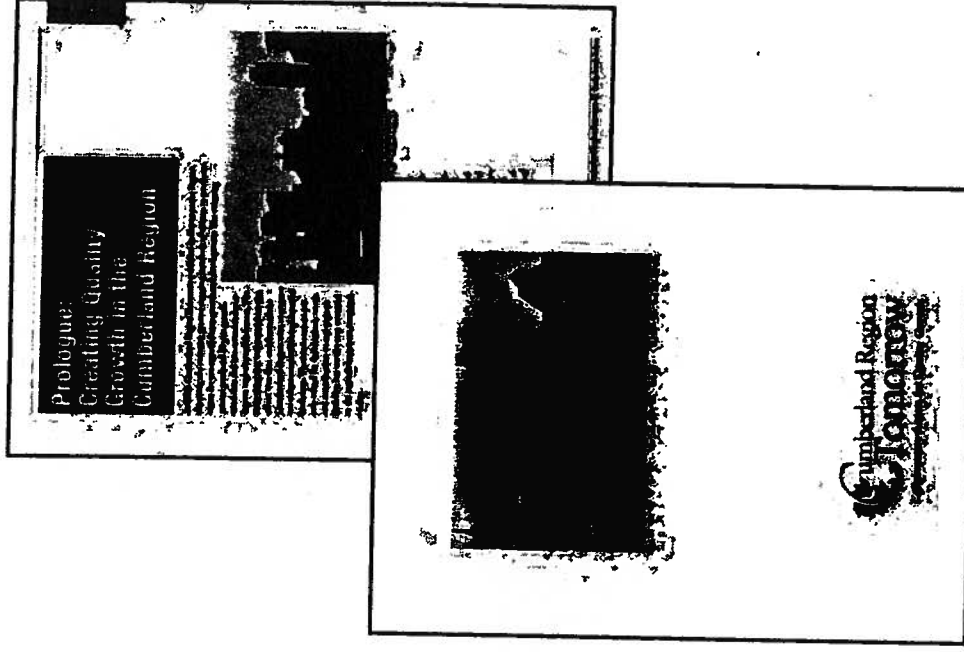





Study Deliverables

- Jurisdiction-specific CommunityViz model and training on CommunityViz provided by a certified instructor.
- Report prepared to summarize the planning process, key findings and recommendations generated from the scenario planning initiative.
- General framework plan for the region and supporting strategies (i.e., best management practices) presented as a resource for local governments.
- Local jurisdictions may contemplate recommendations in the report as they update their locally-adopted plans and ordinances.



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Frequently Asked Questions

- What is scenario planning and who is using it?
- Will recommendations from the Regional Scenario Planning Study impact locally-adopted plans and ordinances
- Does this study replace the State of the Region Report completed in June 2007?
- What is the Regional Scenario Planning Study's duration?

More Information...

Follow the study's process and find information on upcoming events at
<http://www.fampo.org/landusescenarioplanning.html>

